Agenda

- 1. Administrative Matters (10 minutes)
 - a. Chairman's Resignation and New Chairman
 - b. Approval of 5/5/2016 Minutes
 - c. Status Update on Phase II schedule
 - d. Follow up Pender Profession Center
- Core Area Vision and Concept Discussion Notes from Vince Picciano (30 minutes)
- Land Use Scenarios Continuation from 5/5/2016 Meeting (45 minutes)
 - a. Core Focus Area items
- Draft Revisions to Concept for Future Development and Area-wide Guidance (30 minutes)

Status Update on Phase II Schedule

Scenario Development + Analysis

Areawide Guidance + Analysis

(November 2015-March 2016 dependent on transportation evaluation – Staff develops with Working Group)

- Based on the revised vision, what land use changes should be made? (AW10)
 - Core
 - o Non-core
- SS1, SS2, SS3, and SS4 will be used to inform scenarios
- How has the updated vision and county policies changed the needs within the areawide guidance? (AW3, AW4, AW5, AW7, AW13)
- How should the implementation strategy be adjusted to support the new vision? (AW9, AW11)



Recommendations

(April-September 2016 - Staff develops with Working Group)

What do we think a revised Fairfax Center Area Plan should look like?

- Derive conclusions for the tested land use scenarios
- · Finalize Core Area vision
- Incorporate updates to areawide recommendations and implementation guidance
- Integrate any additional editorial updates to land unit recommendations (AW8)
- · Finalize working group recommendation



Public Outreach

(October 2016)

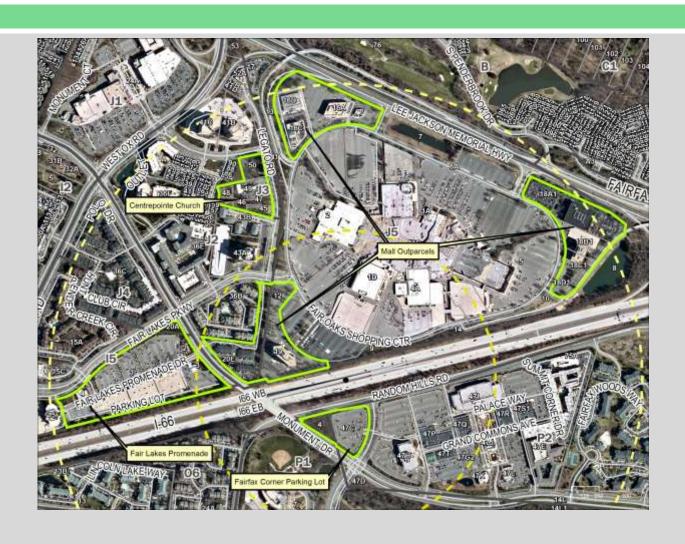
- Reach out to adjacent HOAs/civic groups to notify them about working group recommendations
- · Present Plan updates to district land use committees/district councils



Public Hearings/Adoption

(November-December 2016)

- Publish staff report
- Advertise hearings and send notifications
- Planning Commission
- Board of Supervisors



Fair Lakes Promenade



- Current plan: office mixed use, developed with retail as a Plan option
 - Outside of ¼ mile radius to planned Metrorail station
- Both mid-level and highend scenarios significantly increase trips
- Additional sewer capacity may be needed

Mall Outparcels



- Mid-level scenario
 generally consistent with
 existing intensity
 - Adds residential use
- High-end scenario generates nearly 10,000 additional trips
 - Includes areas adjacent to transit station
- Additional sewer capacity may be needed for highend scenario

Fairfax Corner Parking Lot



- Adjacent to planned Metrorail station
- Ideal location for office use once Metrorail is present
- Generates over4,000 additional trips

Preliminary Staff Recommendation

Core Focus Area



- Reflect future vision of core as a transitoriented development
- Support an option for residential use at Centerpointe Church
 - □ Up to 190 units

Preliminary Staff Recommendation

Core Focus Area



Integration of land use scenarios

- $\,\square\,$ Option ${f 1}$
 - Do not add specific uses and intensities
 - Conduct additional transportation study in future to refine recommendations
- □ Option 2
 - Pursue Chapter 870 transportation study to incorporate high-end scenarios
 - Pending funding request for carryover
 - Advertised July 2016
 - Appropriated September 2016

Draft Revisions to Concept for Future Development and Area-wide Guidance

Highlights

- Greater emphasis on planned Metrorail stations and guidance about surrounding land uses
- Expanded Core Area around Fair Oaks & Fairfax Corner (1/2 mile radius around station)
- Removal of non-utilized solar design guidance
- Removal of access management guidance
- Strengthened guidance on multi-modal connectivity, including pedestrians and cyclists
- Updated parks classifications guidance
- Updated public facilities and housing tables
- Editorial updates to reflect contemporary vocabulary

Next Steps

- Draft Core Area Vision
- Review Implementation and Development Elements sections

Upcoming Meetings

Next Meeting (August):

- Finalize Core Area vision
- Incorporate updates to areawide recommendations and implementation guidance

Next Meeting (September)

- Finalize areawide recommendations and implementation guidance
- Integrate any additional editorial updates to land unit recommendations (AW8)